

**CHARTER TOWNSHIP OF COMMERCE
DOWNTOWN DEVELOPMENT AUTHORITY**

Tuesday, June 21, 2005

Commerce Township Hall

2840 Fisher

Commerce Township, MI 48390

12:00 p.m.

CALL TO ORDER: Chairperson Shimmin called the meeting to order at 12:25 p.m.

Downtown Development Authority

Present: E. Wynn Berry, DDA Director
Robert Shimmin, Chairperson
Thomas Zoner, Member
Frank Marotta, Member
Marina Bilopolska, Member
James Gotts, Vice-Chairperson
Sandra Motz, Member
Paul Kirkwood, Member
Daniel Lublin, Member
Douglas Lanni, Member
Randall Thomas, Member

Quorum of DDA Members determined

Absent: None

Also Present Patricia Paruch, DDA Attorney
Thomas Rauch, DDA Attorney
Sandra Abrams, DDA Secretary
Susan Gross, DDA Treasurer
Phillip Adkison, Township Attorney
Christina Michaels, Township Attorney
Deb Kirkwood, DDA Administrative Assistant
Loren Crandell, Giffels Webster

Approval of the Minutes: May 17, 2005, Regular DDA Meeting

MOTION by Thomas, second by Zoner, to approve the minutes of the May 17, 2005, Regular Meeting, as presented.

MOTION CARRIED UNANIMOUSLY

Item 1: Public Comments

Norm Levine addressed the Board expressing his continued interest in the DDA area, stating he owns major property in the DDA area that he plans to develop as well as his disappointment in not being reappointed to the DDA Board.

Mark Stacy, Resident, was present expressing his regret that Norm Levine was no longer a member of the DDA Board. In addition questioned the progress of the environmental studies and the progress of the work with JJR to do a Master Plan for the DDA area, and questioned the funds expended relative to a roadway and why isn't Walnut Lake Road being utilized if another roadway is not forthcoming.

Susan Averbuch introduced Stephanie Anderson of the Michigan Environmental Council and stated the DDA needs to respect the needs and interest of the public.

Jim Galbraith was present and again expressed his interest in purchasing parcels for development as whatever the DDA would like to see developed there.

Julie LaBlanc expressed concern relative to rumors relative to the DDA project area and would like to be kept abreast of the DDA's project area progress and plans.

Item 2: Consent Agenda

MOTION by Gotts, second by Zoner to approve the Consent Agenda including the add on warrants as presented. MOTION CARRIED UNANIMOUSLY

Item 3: Director's Report

A. Vantagepoint Presentation

Presentation by Vantagepoint will be moved to the end of the agenda

B. Web Page Update

Working on web page improvements – Vantagepoint will be downloading to the web page with the next few weeks.

C. New Issue of "The Voice"

The next issue of "The Voice" will be out soon. Will include Giffels Webster reports on Storm Water Management; and the enlargement of the DDA District;

D. Form Based Ordinance

The Form Based Ordinance Technical Committee has met several times and the DDA will be kept abreast of the progress made.

E. Proposal from Dirt Burners

A proposal has been made by Dirt Burners to utilize property owned by the DDA at the corner of Oakley Park and Haggerty Roads as an outdoor track for gas and electric model racing cars. Discussion of the process needed for approval and the negative and positive impact of the proposal.

MOTION by Lanni, second by Gotts to define the attitude of the DDA Board relative to whether the DDA Board wants to advise the petitioner to proceed to the Planning Commission for the review process.

Discussion

MOTION WITHDRAWN; SUPPORT WITHDRAWN

DDA Board advised that Vantagepoint will not be in attendance and the presentation will be made at the next meeting.

Item 4: ASTI

A. Proposal for Fauna and Flora Survey

Plant survey proposal of the DDA 320-340 acres was requested relative to storm water runoff and the plant life that exists on the site. The survey will provide determination of what is there now and baseline to insure the wetlands are not impacted. Cost not to exceed \$14,000. It was noted that Giffels Webster will be in charge of the survey and that ASTI will be working as a consultant to Giffels Webster.

MOTION by Thomas, second by Gotts to approve the scope of work as presented by ASTI at a cost not to exceed \$14,000.

MOTION CARRIED UNANIMOUSLY

Other discussion at this time:

Possibility that the temporary library site may become the permanent library; Paving the road to the library; Glass and Mirror Craft moved forward with Commerce Township signs; agreement to make the temporary library permanent has to wait until the development of the area has been determined; DDA and Township have been working together on a daily basis of all areas of the project; Declining to exercise the option on the Pinewood office building.

Item 5: Engineer's Update

Welch Road Improvements have gone out for bid, which is a joint improvement project between the DDA and Developers for improvements on Welch Road from Williams International north to Coe Railroad. The improvements are in for final approval at the Road Commission for Oakland County and will be presented at the next DDA Meeting;

Haggerty Road Improvement Project has reached the point for Right of Way acquisitions for utilities;

Discussion and presentation of roundabouts at the intersections of Union Lake Road and Richardson Road; Oakley Park Road and Haggerty Road and Haggerty Road and Richardson Road;

Pontiac Trail – Township has dedicated Tri-Party funds to add a lane on Pontiac Trail to alleviate traffic congestion;

In Section 24, storm water is a significant issue. Looking at providing more volume as there is a great deal of wetlands to take into consideration as well as preserving the wetlands; possibility of moving the retention area closer to the Wal-Mart.

Item 6: Attorney Update

The Township Board will be considering the expansion of the DDA area; the Pontiac Trail west of Welch area to be included so the DDA can assist in the alleviation of traffic congestion.

MOTION by Lublin, second by Lanni to approve the Resolution of the Commerce Township Downtown Development Authority Regarding Fifth Amended and Restated Development Plan/Tax Increment Financing Plan and Expansion of the Development Area No. 1

ROLL CALL VOTE

AYES: Marotta, Thomas Motz, Lublin, Lanni, Kirkwood, Zoner, Gotts, Bilopolska, Shimmin

NAYS: None

Absent: None

MOTION CARRIED UNANIMOUSLY

MOTION by Gotts, second by Lanni to enter into Executive Session for the purpose of discussing the purchase of property.

ROLL CALL VOTE:

AYES: Shimmin, Marotta, Thomas Motz, Lublin, Lanni, Kirkwood, Zoner, Gotts, Bilopolska,

NAYS: None

Absent: None

MOTION CARRIED UNANIMOUSLY

Entered Into Executive Session at 1:50 p.m.

Returned to Regular Session at 2:30 p.m.

MOTION by Zoner, second by Lublin to adjourn. Motion carried. Meeting adjourned at 2:30 p.m.



Sandra S. Abrams, CMC
Clerk, Charter Township of Commerce
Secretary to the DDA